

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, December 17, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), R. Hall, K. Holt, P. Kochenburger,
B. Ryan, G. Zimmer

Members absent: B. Gardner, J. Goodwin, P. Plante,

Alternates present: L. Lombard, B. Pociask

Alternate absent: M. Beal

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 8:12 p.m. He appointed Alternates Pociask and Lombard to act in member's absence.

Holt MOVED, Hall seconded to add to the agenda under New Business two new items: Paideia and Windswept. MOTION PASSED UNANIMOUSLY.

Minutes:

12/3/07- Hall MOVED, Ryan seconded, to approve the 12/3/07 minutes as written. MOTION PASSED UNANIMOUSLY.

Public Hearing Continuation:

Subdivision Application (Arthur's Pond) 7 Proposed lots off of N. Eagleville and Separatist Roads. File #1266

Chairman Favretti opened the continued Public Hearing at 8:15 p.m. and noted that the information presented during the Inland Wetlands Agency Public Hearing for Arthur's Pond will be entered into the record for this PZC Hearing. Members present were R. Favretti, K. Holt, P. Kochenburger, B. Ryan, G. Zimmer and Alternates L. Lombard and B. Pociask. Favretti appointed Lombard to act because Hall disqualified himself, and Pociask to act in member's absence. Padick noted the following communications received and distributed to all members of the Commission:

11-28-07	Letter from Alison Hilding to Robert Miller, Director of E.H.H.D.
11-30-07	Letter from Jeff Polhemus, EHHD to Michael Dilaj of Datum Engineering
12-11-07	Letter from Richard Pellegrine, 269 Clover Mill Road
12-14-07	Memo from Director of Planning
12-17-07	Letter from Carolyn Stearns

Michael Dilaj of Datum Engineering, noted the 12-17-07 letter to the PZC and IWA and a 12-13-07 revised set of plans distributed during the IWA portion of the Public Hearing and asked that they be included into the PZC record. Dilaj stated that he has no comments at this time.

Zimmer questioned Dilaj on how much land would be dedicated.

Padick commented that the Commission could require the applicant to submit as a cluster development, and asked Dilaj to calculate the dedication amount.

With no further comments or questions from the audience or the Commission, Lombard MOVED, Zimmer seconded, to continue the Public Hearing until 1/7/08. MOTION PASSED with all in favor except Hall who disqualified himself.

Scheduled Business:

Zoning Agent's Report

Padick noted that no activity has taken place at the Hall site, and none is expected until the spring. No other enforcement issues have arisen.

Old Business

1. Special Permit Application, Efficiency Unit, 141 Gurleyville Rd., J. Catalano, o/a File #1268

MAD: 1/23/08

Tabled-awaiting draft motion.

2. Request for Site/Use Modifications, 1029 Storrs Rd. (Stix 'n' Stones LLC, applicant/P. Hammer, owner) File #727

Tabled-awaiting supplemental information from applicant.

3. Subdivision Completion/Bonding update

Padick summarized his memo. Holt MOVED, Ryan seconded that the Director of Planning be authorized to take appropriate action to release \$5,000 plus accumulated interest that has been held to ensure suitable completion of the Sawmill Valley Lot 4 driveway work Crane Hill Road. MOTION PASSED with all in favor except Hall who disqualified himself.

New Business

1. Request for envelope revisions, lot 8 Beacon Hill Estates Subdivision, File #1214-2 Holt MOVED, Lombard seconded that the Planning & Zoning Commission approve a Building Area Envelope revision for Lot 8 in the Beacon Hill Estates Subdivision as proposed in a 12/7/07 modification request from Datum Engineering & Surveying and as depicted on a map entitled "Subsurface Sewage Disposal Design" as prepared by Datum Engineering & Surveying and dated rev. 8/8/07. MOTION PASSED UNANIMOUSLY.

2. Modification Request, Greek Amphitheatre at the Paideia Center, 28 Dog Lane, File # 1049-2

Holt MOVED, Hall seconded to receive the modification request of the Greek Amphitheatre at the Paideia Center, 28 Dog Lane, and to refer request to staff for review. MOTION PASSED UNANIMOUSLY.

3. Request for a filing extension, Windswept Manor, Lot 4 resubdivision, File #1198-2 Kochenburger MOVED, Holt seconded that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans and a monumentation certification for the Windswept Manor lot 4 resubdivision (File #1198-2). MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

There were no items to report on. Holt noted that the December Regional Planning Committee Meeting has been cancelled and they will meet on 1/9/08. Favretti noted a Regulatory Review Committee Meeting, December 19, 2007 at 1:30 in Room B.

Communications and Bills:

Padick noted that he, Favretti and Gardner are on the Strategic Planning Committee with approximately 60 others. He briefly discussed two day meeting they attended on December 8th and 9th.

Adjournment:

Favretti declared the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary